



411 Theodore Fremd Ave, Suite 206 South  
Rye, NY 10580  
T: 914.967.6540  
www.hardestyhanover.com

## **MEMORANDUM**

To: Bruce M. Flower, Chairman,  
and the Town of Wappinger Planning Board

Date: November 28, 2025

Subject: **Tassone Court Addition of Commercial Use – Amended Site Plan**  
Tax Lot 6156-02-777882

As requested, we reviewed the application of Tassone Court Addition of Commercial Use made by Burns Engineering Services, P.C. (the “Applicant”) on behalf of NY Orange County Properties, LLC (the “Owner”) for Amended Site Plan Approval.

### **The Property**

The subject property is a 2.57-acre lot located at 3-17 Tassone Court, on the east side of Route 9, and is designated as tax lot 6156-02-777882 on the Town of Wappinger tax maps and is located within the HB Highway Business District (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant seeks amended site plan approval to formalize the existing buildings and uses on the site that has stood derelict for a period of time. The narrative describes the existing uses on site as follows.

- Building 1 – Two Family Dwelling requiring 4 Parking Spaces
- Building 2 – Garage requiring 3 Parking Spaces
- Building 3 – Commercial Service, Office, or Retail requiring a maximum of 14 Parking Spaces
- Building 4 – 3 One Bedroom Apartments requiring 4 Parking Spaces
- Building 5 – Two Family Dwelling requiring 4 Parking Spaces

While there are no proposed changes to the buildings, the parking area is proposed to be repainted to attain the maximum intensity of use parking requirement of 26 spaces. This maximum intensity assumes that what the narrative identifies as Building 3 will be used as retail space and personal service as opposed to office space which would have a lower parking requirement (the “Project” or “Proposed Action”).

## **Submission**

The Applicant has submitted for review an Application for Site Plan Approval dated 5/19/21; a Short Environmental Assessment Form (SEAF) dated 3/31/21; a project narrative dated 3/19/21; a comment response memo prepared by Burns Engineering dated 4/11/25; and a two sheet plan entitled "Mixed Used Site Plan for 3-17 Tassone Court" dated 03/31/21 revised 12/7/22.

## **REVIEW COMMENTS**

The Application received an approval in 2023 conditional upon compliance with our comment memo dated 3/15/23. The items in that comment memo have been addressed. If you have any questions with respect to the above, please let us know.

Malcolm Simpson  
Planner

cc: Kyle Barnett, Esq.  
Barbara Roberti  
Christian Paggi, PE  
Michael Sheehan  
Michael Fakhourly (Applicant)